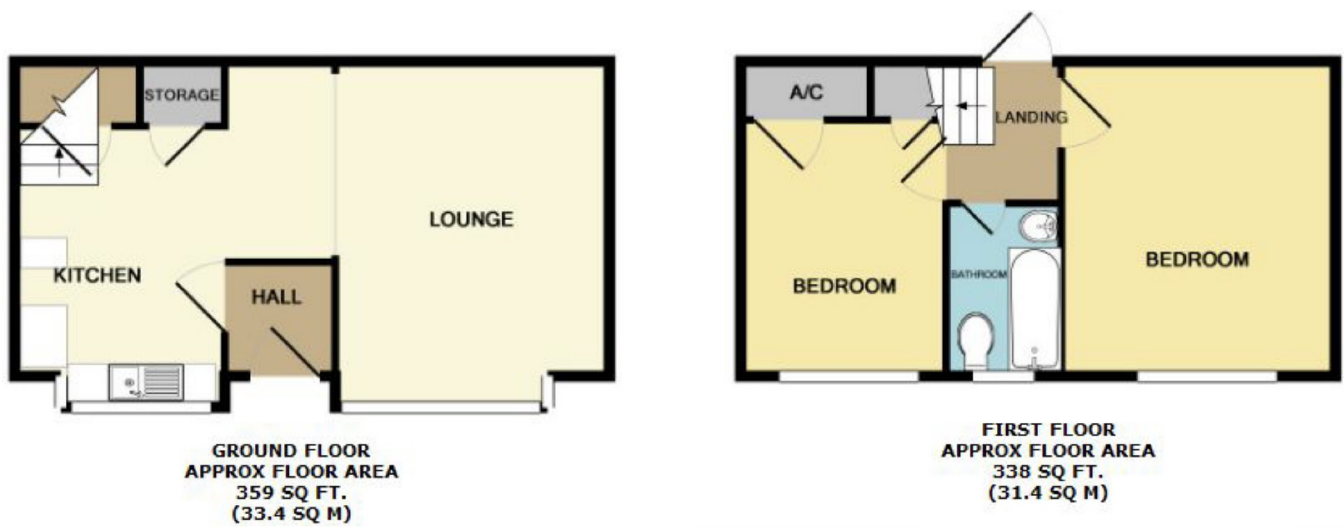


FOR SALE

4 Union Street, Bishops Castle, Shropshire, SY9 5AJ

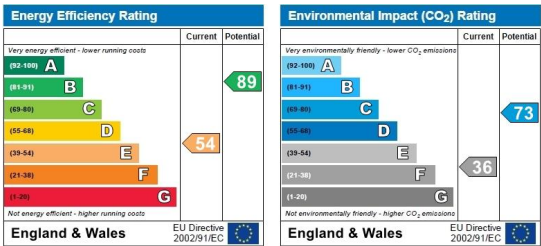


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



FOR SALE

Offers in the region of £169,950

4 Union Street,  
Bishops Castle, Shropshire, SY9 5AJ

A very appealing town cottage refurbished a few years ago and close to all amenities and providing manageable accommodation of 2 bedrooms, bathroom, open plan kitchen/living room, hall and private rear gardens. Perfectly suited as an investment to let or as a first time buy or holiday home.



01588 638 755

**Bishops Castle office:**  
43 Church Street, Bishops Castle, Shropshire, SY9 5AD  
E. [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



onTheMarket.com



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Shrewsbury (23 miles),  
Ludlow (19 miles)  
(All distances approximate)



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- **Appealing town cottage**
- **In convenient town setting**
- **Close to all amenities**
- **2 bedrooms, bathroom, hall**
- **Open plan kitchen/living room**
- **Private rear garden**

**GENERAL REMARKS**

4 Union Street was completely refurbished a few years ago by a reputable local builder and offers comfortable accommodation which comprises 2 bedrooms, bathroom, entrance hall and an open plan kitchen and living room.

To the front is a small yard area, whilst to the rear is a good sized private lawn which unusually, is approached directly from the first floor landing level.

This stone cottage is situated in a level area of the town and is within a short walk of all amenities. It is double glazed and has the benefit of a solar thermal water system together with electric heating. It is therefore, ideally suited as an investment to let long term or as holiday accommodation or would be perfect as a first time purchase or second home.

**SITUATION**

The cottage is situated in the heart of Bishops Castle which offers a wide range of local

services including a doctors and dental surgery, primary and secondary schools, 3 mini markets, an eclectic range of shops, cafes and pubs together with several social clubs and groups. The town is a mecca for walkers and cyclists and the larger centres of Shrewsbury and Ludlow are both within comfortable driving distance.

**ACCOMMODATION**

Approached off the pavement through a low wall onto a small yard area, the accommodation comprises:

**ENTRANCE HALL**

Tiled floor, double glazed entrance door, coat hooks, meter cupboard and door into the open plan kitchen/living room

**KITCHEN**

3.43m x 2.31m (11'3" x 7'7")  
With stainless steel sink unit, double glazed window to front, worktops, matching base and wall units, tiled floor, tiled splash back, space for cooker and cooker hood above, strip lighting and under stairs cupboard.

**LIVING ROOM**

4.14m x 3.53m (13'7" x 11'7")  
With laminate floor, double glazed bay window to front, two night storage heaters, TV point and television point.

A carpeted staircase rises to the First Floor Landing with double glazed door to the rear gardens and doors to:

**BATHROOM**

2.24m x 1.50m (7'4" x 4'11")  
With a white suite of timber panelled bath, WC and wash basin, vinyl flooring, shaver light and socket, stainless steel electric towel radiator, wall heater, extractor and part wall tiling.

**BEDROOM 1**

3.86m X 2.62m (12'8" X 8'7")  
With double glazed windows to front, modern electronic programmable radiator, carpet to be fitted.

**BEDROOM 2**

3.02m x 1.68m (9'11" x 5'6")  
With double glazed windows to the front, fitted carpet, modern electronic programmable radiator, store cupboard with hot water cylinder and immersion heater together with switch gear for thermal solar water panels on the roof.

**OUTSIDE**

To the front is a small enclosed yard area, whilst to the rear and approached by a double glazed door off the landing, is the rear garden. This area is laid to grass with a small raised deck area and corner flower bed. The approximate size is 38' x 16', enclosed by

timber fencing and very private. Adjacent to the entrance is a useful timber shed.

**COUNCIL TAX**

Band A,

**VIEWING**

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA.  
Telephone: 01588 638755.

**SERVICES**

Mains water, electricity and drainage are connected. Electric heating with programmable radiators and night storage units. Double glazed, solar thermal hot water system and immersion.

\* Please note - None of the services or installations have been tested by the Agents.

**MONEY LAUNDERING REGULATIONS**

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.